

UNOFFICIAL COPY



Doc#: 0600541033 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/05/2006 11:14 AM Pg: 1 of 4

5

WARRANTY DEED
ILLINOIS STATUTORY
(CORPORATION TO INDIVIDUAL)

2065396
MERCURY TITLE COMPANY, LLC-A
1072 KN

M.G.R. TITLE

THE GRANTOR, LEMAI PROPERTIES, INC., a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS AND WARRANTS to Jennifer Klein

Address: Chicago, Illinois
the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address of Real Estate: UNIT(S) 4011-2
4005-11 N LEAMINGTON AVE.
5120-28 W IRVING PARK RD.
CHICAGO, ILLINOIS 60641

Permanent Real Estate Index Number: 13-16-425-025-0000

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President and attested by its Secretary this 3rd day of January, 2006.

LEMAI PROPERTIES, INC.,
an Illinois corporation

BY:
Its President

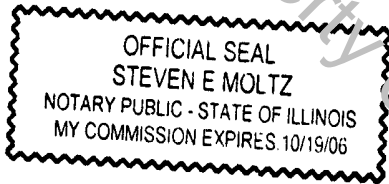
ATTEST:
Its Secretary

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that RENATA MACKOWIAK, personally known to me to be the President and Secretary of LEMAI PROPERTIES, INC., an Illinois corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary she signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 3rd day of January, 2006.

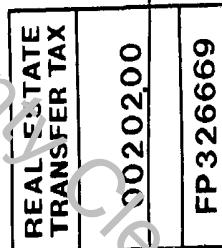


[Signature]
NOTARY PUBLIC

Mail To:
John Galasek
Law Offices of Cantarelli & Galasek
7550 W. Belmont
Chicago, Illinois 60634

Name and Address of Taxpayer:
Jennifer Klein
Unit 4011-2
4005-11 N. Leamington Avenue
Chicago, Illinois 60641

Prepared By:
Law Offices of Steven E. Moltz
19 S. LaSalle St., Suite 900
Chicago, Illinois 60603



0500090582

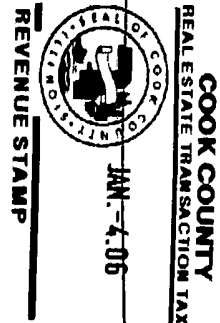
STATE OF ILLINOIS

JAN - 4.06

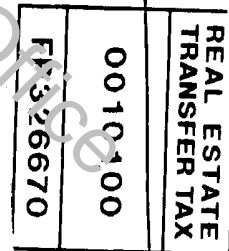


STATE TAX

COUNTY TAX



0000180595



City of Chicago

Dept. of Revenue

411309

01/04/2006 13:43 Batch 11867 57



Real Estate

Transfer Stamp

\$1,515.00

UNOFFICIAL COPY

LEGAL DESCRIPTION

UNIT 4011-2 IN THE IRVING PARK-LEAMINGTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 21 AND 22 IN BLOCK 4 IN THE SUBDIVISION OF THE WEST $\frac{1}{4}$ OF LOTS 11 AND 12 IN THE SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;
WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0531316187 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

ADDRESS: **UNIT 4011-2**
5120-28 W. IRVING PARK RD.
4005-11 N. LEAMINGTON AVE.
CHICAGO, ILLINOIS 60641

P.I.N: 13-16-425-025-0000

SUBJECT TO: (A) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (B) THE ACT; (C) THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0531316187 INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN; (D) APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; (E) COVENANTS, CONDITIONS, RESTRICTIONS, ENCROACHMENTS AND EASEMENTS OF RECORD (NONE OF WHICH SHALL IN ANY WAY AFFECT THE USE AND OCCUPANCY OF THE PURCHASED UNIT); (F) ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING THROUGH PURCHASER; (G) UTILITY EASEMENTS, WHETHER RECORDED OR UNRECORDED; (H) LIENS AND OTHER MATTERS OF TITLE OVER WHICH THE TITLE INSURER (AS HEREINAFTER DEFINED) IS WILLING TO INSURE OVER WITHOUT COST TO PURCHASER; (I) EXISTING LEASES AND TENANCIES.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

UNOFFICIAL COPY

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL.

Property of Cook County Clerk's Office